001.0	0001	0003.A	1 of 1	Commercial		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	828,400 /	828,400
					USE VALUE:	828,400 /	828,400
					ASSESSED:	828,400 /	828,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
94		MASS AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	94 MASSACHUSETTS AVENUE LLC
Owner 2:	ROSENFIELD PHILIP
Owner 3:	
Street 1:	935 GREAT PLAIN AVE
Street 2:	#190
Twn/City:	NEEDHAM
St/Prov:	MA Cntry: Own Occ: N
Postal:	02492 Type:

PREVIOUS OWNER

Owner 1:	ROSENFIELD PHILIP I TR-ETAL -
Owner 2:	ROSENFIELD ALAN-ROBERT J/TR -
Street 1:	P.O. BOX 2307
Twn/City:	WOBURN
St/Prov:	MA Cntry:
Postal:	01888

NARRATIVE DESCRIPTION

This parcel contains .138 Sq. Ft. of land mainly classified as Auto Repair with a Repair Gar. Building built about 1960, having primarily Stucco Exterior and 1040 Square Feet, with 1 Unit, 0 Bath, 0 3/4 Bath, 2 HalfBaths, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	B2	NEIGH BUS	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
332	6001.000	60,800	7,800	759,800	828,400
Total Card	0.138	60,800	7,800	759,800	828,400
Total Parcel	0.138	60,800	7,800	759,800	828,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 796.54 | /Parcel: 796.54

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 46

GIS Ref

GIS Ref

Insp Date 02/12/14

!3!

PREVIOUS ASSESSMENT

Parcel ID: 001.0-0001-0003.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	332	FV	60,800	7800	6,001.	759,800	828,400		Year end	12/23/2021
2021	332	FV	60,800	7800	6,001.	746,900	815,500		Year End Roll	12/10/2020
2020	332	FV	60,800	7800	6,001.	733,900	802,500	802,500	Year End Roll	12/18/2019
2019	332	FV	55,300	7800	6,001.	690,700	753,800	753,800	Year End Roll	1/3/2019
2018	332	FV	55,300	7800	6,001.	604,400	667,500	667,500	Year End Roll	12/20/2017
2017	332	FV	55,300	7800	6,001.	474,900	538,000	538,000	Year End Roll	1/3/2017
2016	332	FV	49,300	7800	6,001.	474,900	532,000	532,000	Year End	1/4/2016
2015	332	FV	46,700	7900	6,001.	431,700	486,300	486,300	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	17:52:18

LAST REV

Date	Time
11/04/21	10:45:26
jorourke	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 3

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ROSENFIELD PHIL	65667-528		7/2/2015	Convenience	1	No	No		
ROSENFIELD PHIL	17295-12		8/1/1986		62,500	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/7/2015	893	Re-Roof	8,500		7/7/2015			rubber roofing

ACTIVITY INFORMATION

Date	Result	By	Name
11/4/2021	Mail Update	JO	Jenny O
3/22/2021	I & E Mailed	MM	Mary M
3/28/2016	I & E Return	EMK	Ellen K
2/12/2014	Meas/Inspect	PC	PHIL C
10/28/2008	Meas/Inspect	355	PATRIOT
12/3/1999	Meas/Inspect	201	PATRIOT
3/1/1992		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	46
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
332	Auto Repair		6001		Sq. Ft.	Site		0	44.	2.88	CG									759,824						759,800	

Total AC/HA:	0.13776	Total SF/SM:	6001	Parcel LUC:	332	Auto Repair	Prime NB Desc	COMM GD	Total:	759,824	Spl Credit		Total:	759,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	39 - Repair Gar.		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	6 - Slab		
Frame:	2 - Steel		
Prime Wall:	6 - Stucco		
Sec Wall:			%
Roof Struct:	4 - Flat		
Roof Cover:	4 - Tar & Gravel		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1960	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	14		
Prim Int Wal	5 - Minimul		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	12 - Concrete		
Sec Floors:	14 - Asphalt Tile	25	%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	7 - Unit Heaters		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	0

BATH FEATURES

Full Bath		Rating:	
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	2	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:		Rating:	
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	28.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	28	%

CALC SUMMARY

Basic $ / SQ:	65.00
Size Adj.:	1.25000000
Const Adj.:	0.94021970
Adj $ / SQ:	76.393
Other Features:	5000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	84449
Depreciation:	23646
Depreciated Total:	60803

COMMENTS

JN PHILLIPS GLASS.

RESIDENTIAL GRID

1st Res Grid	Desc:		# Units	

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:		BRs:		Baths:		HB	2

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
Totals			

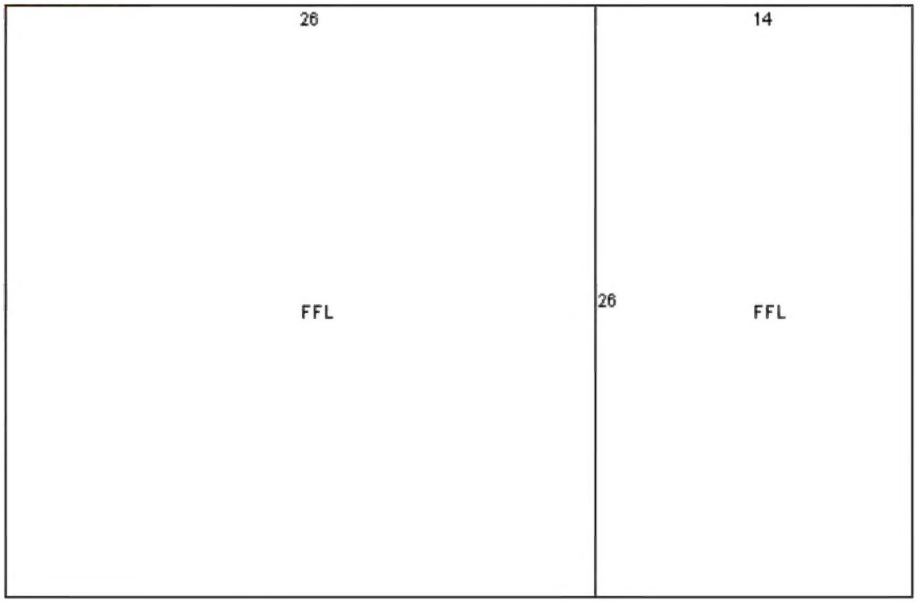
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
82	053.0-0001-0005.0		11/17/1998	160,950

WtAv$/SQ:		AvRate:	82	Ind.Val	120850.0000

Juris. Factor:		Before Depr:	76.39
Special Features:	0	Val/Su Net:	58.46
Final Total:	60800	Val/Su SzAd	58.46

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,040	76.390	79,449

Net Sketched Area:	1,040			Total:	79,449
Size Ad	1040	Gross Area	1040	FinArea	1040

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

PARCEL ID

001.0-0001-0003.A

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
85	Paving	D	Y	1	4500	A	AV	1960	2.61	T	40.8	332			7,000			7,000
83	Sign	D	Y	1	20	A	AV	1988	53.13	T	24.8	332			800			800

More:	N	Total Yard Items:	7,800	Total Special Featues:		Total:	7,800